WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/06 13:45 2 pgs
Fees:13.00 Taxes:628.63

20060207-0015195

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February 2006

Notary Public

MY COMMISSION EXPIRES: 9/22/07 (AFFIX SEAL)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 141, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah S. Hitchings (NAME)	American Home Mortgage Servicing (NAME)	MAP 086-14-B
213 Woodland Court (ADDRESS)	538 Broad hollow Road (ADDRESS)	PARCEL 108.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Melville, NY 11747 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rody Lee Timmons and wife, Deborah Crouch Timmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah S. Hitchings

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 58 on the Final Plat of Fleetwood Subdivision, Phase Two, being a planned unit development, of record in Plat Book 6900, Page 738, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rody Lee Timmons by Warranty Deed dated February 18, 1994, from James B. Crawford and wife, Karen K. Crawford, of record in Book 9266, Page 44, Register's Office for Davidson County, Tennessee; And being further conveyed to Rody Lee Timmons and wife, Deborah Crouch Timmons by Quitclaim deed of record in Book 9764, Page 524, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

Deborah Crouch Timmons executes this instrument as Attorney-In-Fact on behalf of Rody L. Timmons, pursuant to the Specific Power of Attorney being recorded by Instrument No. 20060207-0015194 in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 213 Woodland Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 3rd day of February, 2006

Rody Lee Timmons Rody Lee Timmons
By: Deborah Crouch Timmons
Deborah Crouch Timmons, Attorney-in-fact

Deborah Crouch Timmons
Deborah Crouch Timmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 3rd day of February, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Deborah Crouch Timmons, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Rody Lee Timmons as his Attorney-In-Fact, and who acknowledged that she as the Attorney-in-fact executed the same as the free act and deed of the said Rody Lee Timmons.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 3rd day of February, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Crouch Timmons, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this the 3rd day of February, 2006.

Notary Public

My Commission Expires:
9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON